

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



19 Foden Street, Stoke, Stoke-On-Trent, ST4 4BU

£130,000

- Three Or Four Bedrooms
- Fully Furnished If Required
- UPVC Double Glazing
- No Onward Chain
- Combi Boiler For Central Heating
- Close To A50/ A500/ Stoke Centre

THREE OR FOUR BEDROOMS!

The ground floor sitting room at this house is currently in use as a bedroom and with three bedrooms on the first floor and a bathroom downstairs this property really does offer exceptional accommodation!

The house is being sold with no onward chain and can be sold fully furnished if required. Heating is from a gas combi boiler, the window are UPVC double glazed units and the location close to the centre of Stoke, the university, railway station, the A500 and A50 junction at Sideway is very convenient indeed.

For more information contact us.



ENTRANCE HALL

UPVC double glazed front door. Laminate floor

SITTING ROOM/ BEDROOM FOUR

11'9 x 9'3 (3.58m x 2.82m)

UPVC double glazed window. Laminate flooring. Radiator.

LIVING ROOM

13' x 11'10 (3.96m x 3.61m)

Laminate flooring. Radiator. UPVC double glazed window. Feature fireplace with living flame gas fire. Walk in understairs storage cupboard. Stairs to the first floor.

KITCHEN

14'9 x 5'4 (4.50m x 1.63m)

Tiled floor. Part tiled walls. Range of white wall cupboards and base units. Integrated gas hob, cooker hood and under oven. Space for tall fridge freezer. Plumbing for washing machine. UPVC double glazed window with fitted vertical blind. UPVC double glazed external door. Radiator. Gas combi boiler.

BATHROOM

5'10 x 4'10 (1.78m x 1.47m)

Tiled floor. Part tiled walls. White suite comprising of panelled bath with shower

fitting, pedestal wash basin, Low level W/c. Radiator. UPVC double glazed window with fitted blind

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

13' x 11'11 (3.96m x 3.63m)

Laminate flooring. Radiator. UPVC double glazed window.

BEDROOM TWO

11'9 x 9'11 (3.58m x 3.02m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

11'9 max x 5'11 (3.58m max x 1.80m)


Fitted carpet. Radiator. UPVC double glazed window. Built in wardrobe/ storage cupboard.

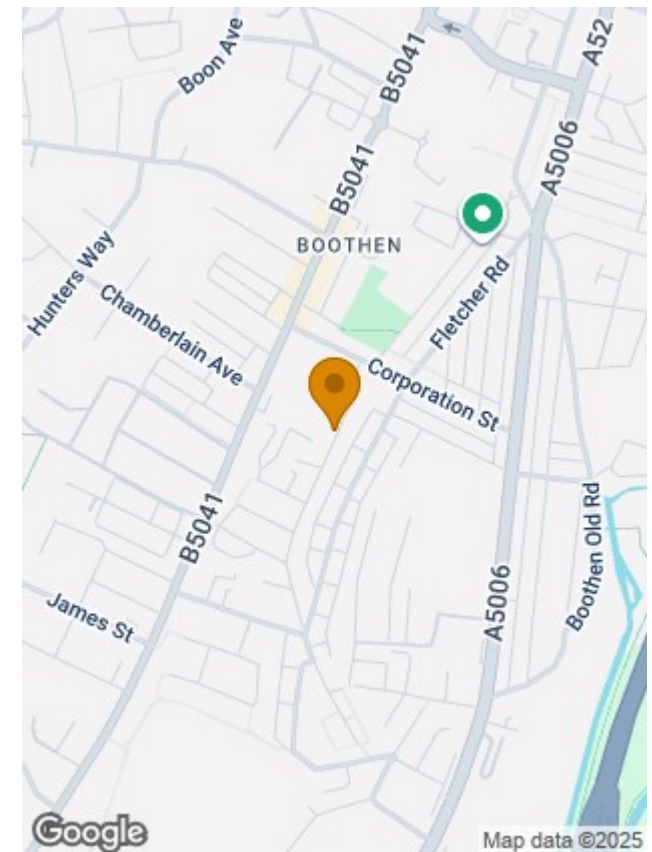
OUTSIDE

There is outside space to the rear of the property





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



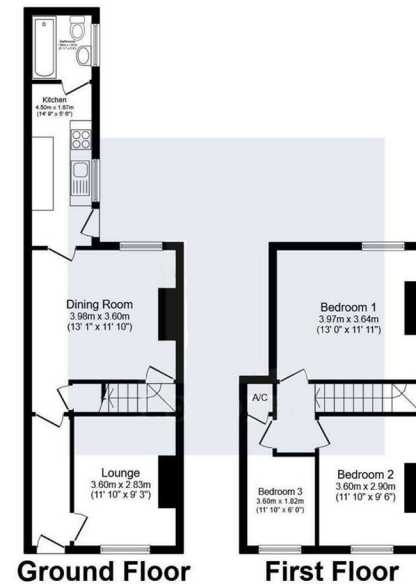
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



Total floor area 80.1 sq.m. (863 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Leaders. Powered by www.focalagent.com

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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